

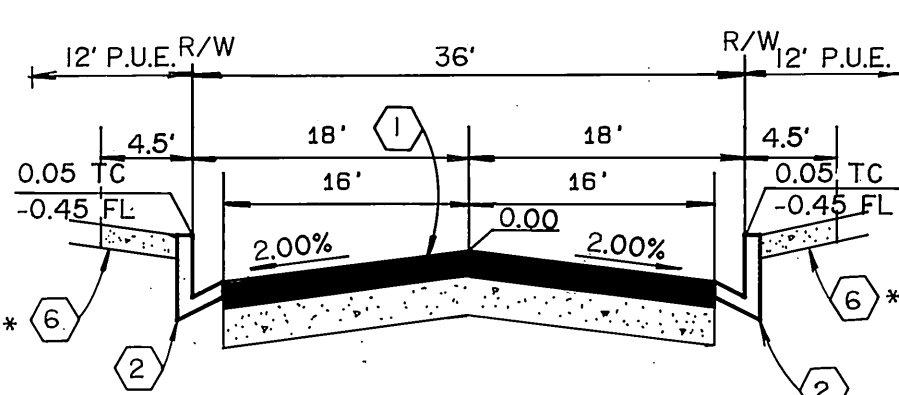
*SEE PLAN SHEETS FOR PROPOSED SIDEWALK CONSTRUCTIONS.

CONSTRUCTION NOTES

- ① CONSTRUCT A.C. OVER AGG. BASE PER TYP. SECTIONS
- ② CONSTRUCT 6" CURB & GUTTER (TYPE I) PER CITY STD. 200
- ③ CONSTRUCT PCC CROSS-GUTTER PER CITY STD. 220
- ④ CONSTRUCT CURB SIDEWALK PER CITY STD. 325
- ⑤ PLACE 2"x4" REDWOOD HEADER
- ⑥ CONSTRUCT MODIFIED 4" CURB SIDEWALK PER CITY STD. 325
- ⑦ CONSTRUCT WHEELCHAIR RAMP PER DETAIL ON THIS SHEET.
- ⑧ INSTALL BARRICADE PER CITY STD. 180
- ⑨ REMOVE & SALVAGE EXISTING BARRICADE.
- ⑩ CONSTRUCT 6" CURB (TYPE II) PER CITY STD. 200
- ⑪ CONSTRUCT WHEELCHAIR RAMP PER CITY STD. 304.

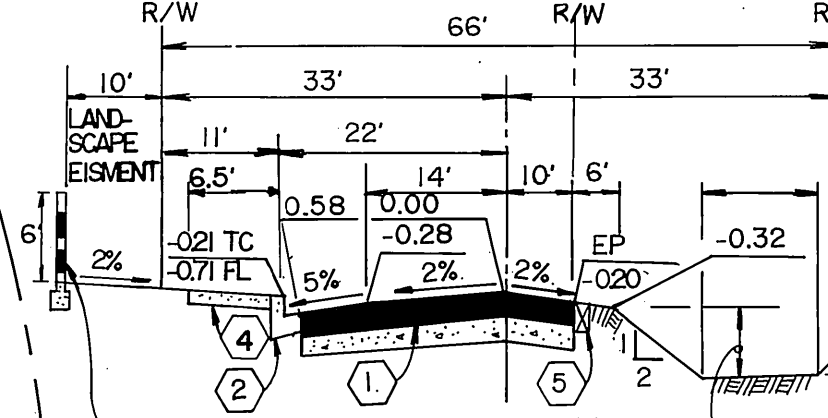
GENERAL NOTES

1. It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
2. Construction shall be in accordance with the City of Riverside Dept. of Public Works, Standard Drawings, Std. Dwg. No. 10, and the Standard Specifications for Public Works Construction, Current Edition.
3. Trim edge of existing pavement where new pavement joins to a smooth, straight line. Construct match-up paving as shown on plan and overlay paving as directed in the field to produce a smooth section.
4. Construct driveway approaches per Std. Dwg. 302. Exact size and location to be staked by the Private Engineer prior to construction of the curb and gutter and as approved by the Traffic Engineer.
5. The developer and/or contractor shall contact the street division (351-6127) to pick up any existing standard 180 barricades that are being removed. The City's inspector will make the final determination on whether a barricade can be relocated.
6. The subdivider shall arrange for a soil test to be made by a soils engineer after the streets have been prepared to rough grade and prior to curb and gutter construction. Depth of base material and A.C. paving shall be determined by the City of Riverside design standards and test procedures.
7. All flagged elevations shall be staked in the field by the private engineer.
8. The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work hereon. In the event of discrepancies arising during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
9. The developer shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
10. On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required from the soils engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
11. All traffic signs shall be installed prior to opening the streets to traffic.
12. See "Street Lighting Plans" for quantity and location of required street lights.
13. Notice to contractor. The existence and location of any underground utility pipes or structures shown on these plans were obtained by a search of the available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.
14. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or engineer.
15. Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspectors.
16. The contractor shall call in a location request to Underground Service Alert (USA), Phone No. 1-800-422-4133, two working days before digging. No construction permit will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has provided an inquiry identification number by U.S.A.
17. Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
18. The developer shall give WWMD five (5) working days written notice prior to the start of construction and to allow WWMD ten (10) working days for completion of work. Phone: (909) 780-4170.
19. In pavement overlay areas, distressed existing pavement shall be removed and replaced as directed by the inspector prior to overlaying with A.C. paving.
20. The contractor shall coordinate trenching for cable television with other trenching within the subdivision.
21. SEE REVERSE FRONTAGE LANDSCAPE PLANS NO. R-3377 - L. PREPARED BY GILLESPIE DESIGN GROUP, INC. FOR LANDSCAPING/STREET TREES AND REVERSE FRONTAGE WALL CONSTRUCTION ON NORTHROP DRIVE.



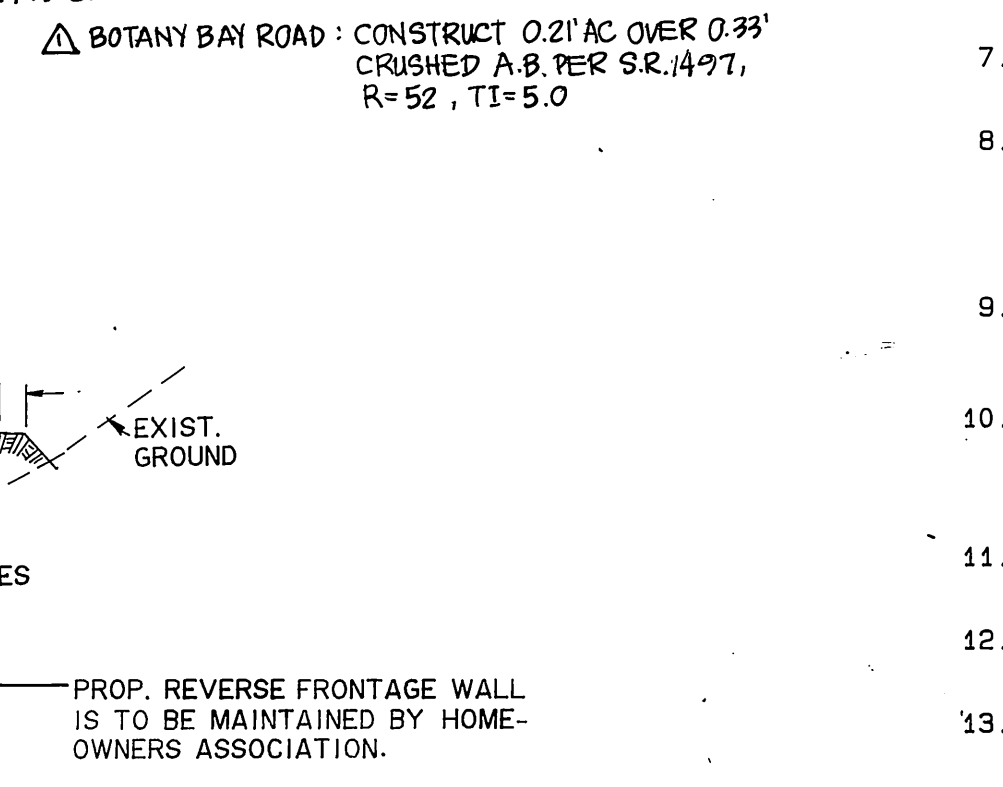
TYPICAL PRIVATE ST. SEC. (N.T.S.)
 BOTANY BAY ROAD, CANBERRA WAY
 SYDNEY HARBOUR DRIVE, MELBOURNE PL.
 AYERS ROCK ROAD, VIRGIE COURT, DITAS DR.
 CONSTRUCT 0.25' A.C. OVER NATIVE
 CRUSHED A.B. PER S.R. 1497, R=72
 T.I.= 5.0

AYERS ROCK ROAD: CONSTRUCT 0.21' A.C. OVER 0.33' CRUSHED A.B. PER S.R. 1497, R=52, T.I.=5.0
 OF CUL-DE-SAC
 CANBERRA WAY: CONSTRUCT 0.25' A.C. OVER NATIVE PER S.R. 1497, R=72, T.I.=5.0
 OF CUL-DE-SAC

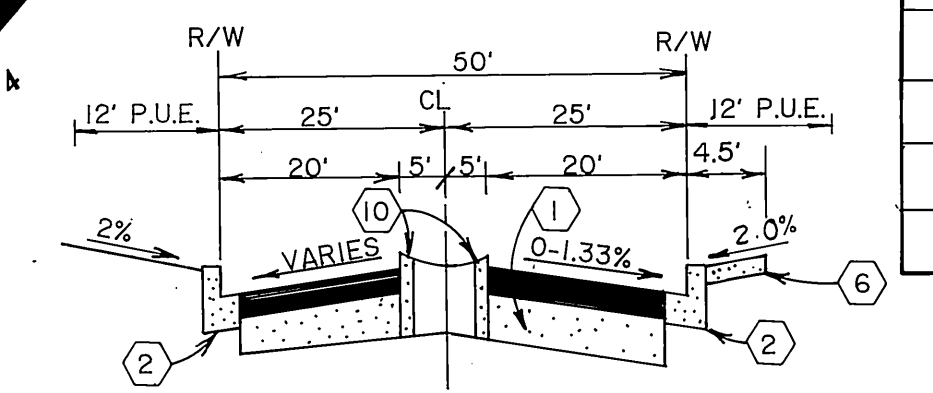


TYPICAL STREET SECTIONS
 N.T.S.

NORTHROP DRIVE
 CONSTRUCT 0.25' A.C. OVER 0.33' CRUSHED A.B. PER S.R. 1497, R=72
 T.I.= 6.0

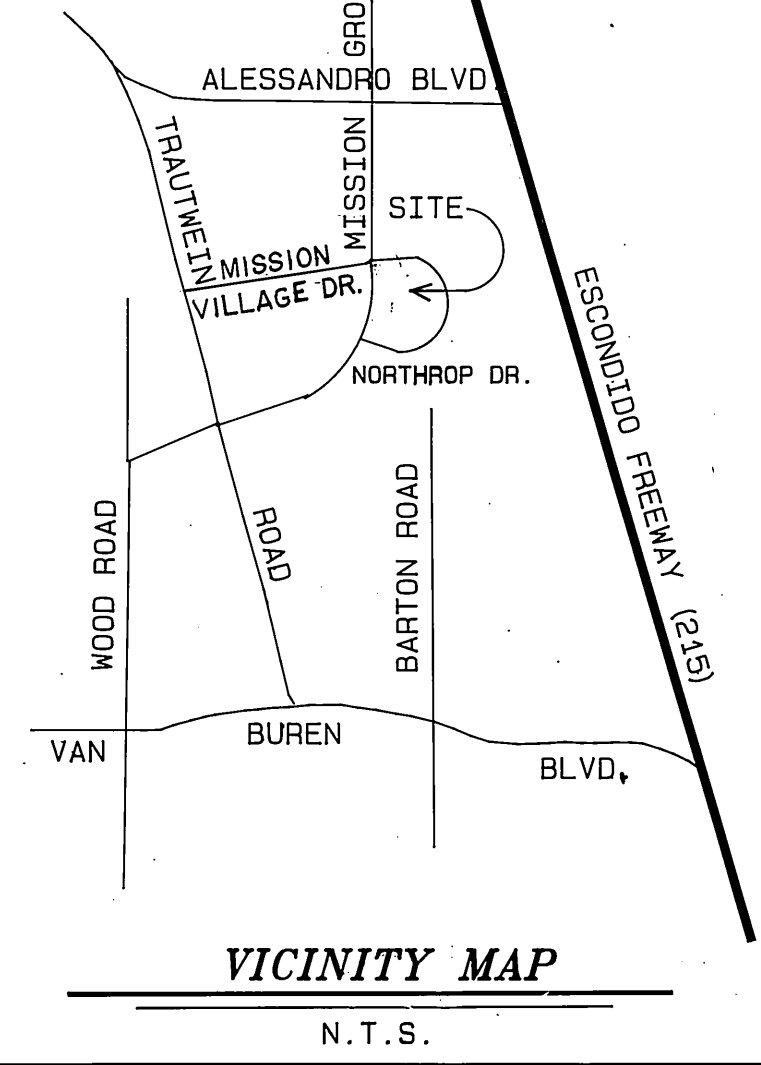
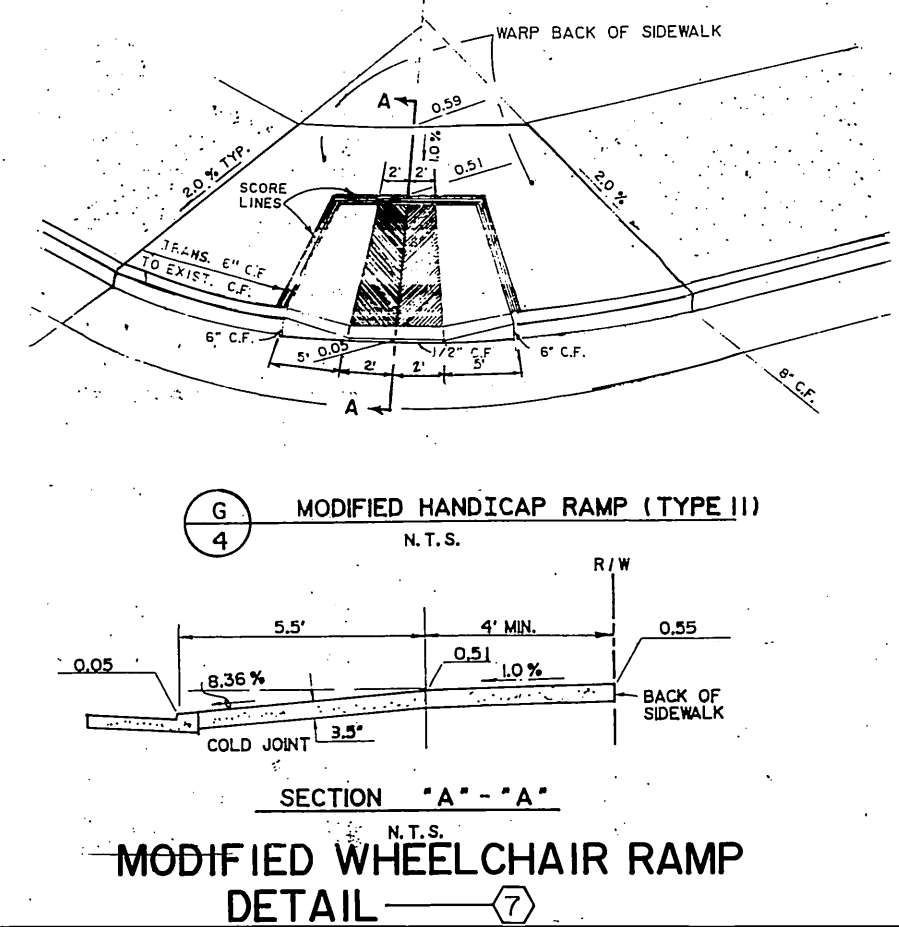


TRAFFIC & STREET NAME SIGN SCHEDULE



TYPICAL PRIVATE STREET SECTIONS
 N.T.S.
 BOTANY BAY ROAD (STA. 12+82.64-STA. 13+41.19)
 CONSTRUCT 0.21' A.C. OVER 0.33' CRUSHED A.B. PER S.R. 1497, R=52, T.I.= 5.0

NOTE:
 FOR PUBLIC STREET TREES AND LANDSCAPING INSTALLATION ALONG MISSION GROVE PARKWAY, NORTHROP DRIVE AND MISSION VILLAGE DRIVE, SEE APPROVED LANDSCAPING PLANS PREPARED BY GILLESPIE DESIGN GROUP, INC.



INDEX MAP
 1" = 100'

SOUTHERN CALIFORNIA GAS COMPANY APPROVED BY <i>H.D. Santos</i> 4-5-94 DATE	PACIFIC BELL TELEPHONE APPROVED BY <i>Steve Hallgren</i> 4-7-94 DATE	CROWN CABLE TELEVISION APPROVED BY <i>Patricia Murphy</i> 4/4/94 DATE
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Underground Service Alert
 Call: TOLL FREE
 1 - 800
 422 - 4133
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ENGINEER AND ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

TECK C. LOH
 No. 50293
 Exp. 6/30/97
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
Ted Miller
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6/30/97 DATE: 3/31/94

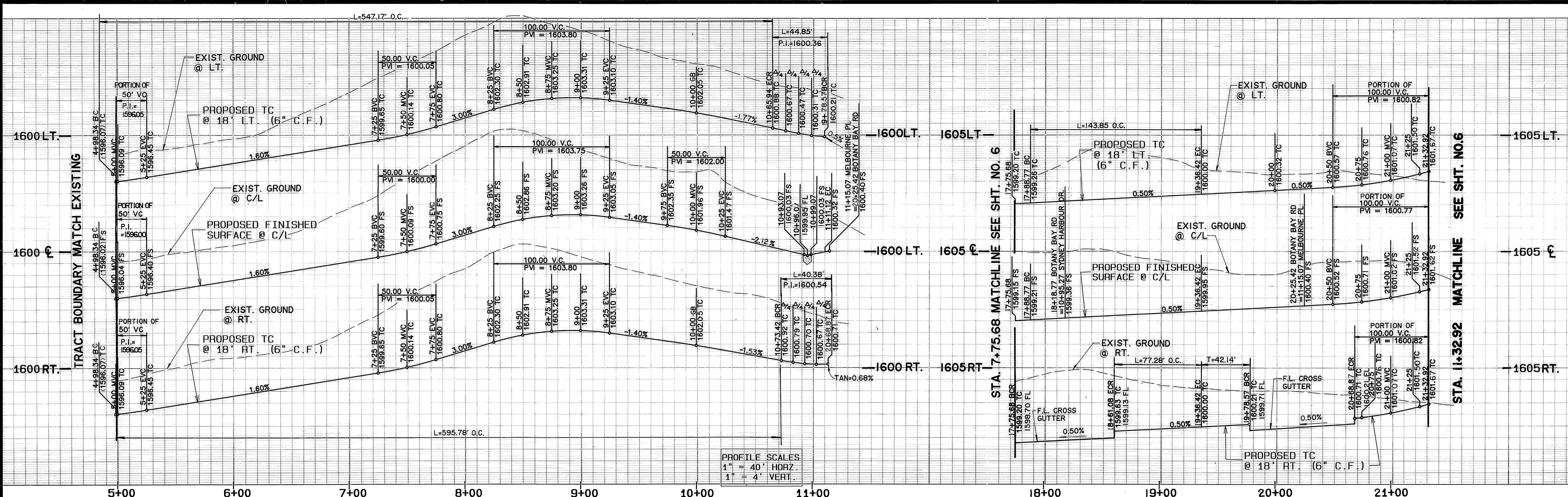
J.F. DAVIDSON ASSOCIATES, INC.
 -CIVIL ENGINEERS - SURVEYORS - PLANNERS-
 3880 LEMON ST. RIVERSIDE CA 92501 (909) 886-0844 FAX 909-886-5954
 3350 SHELBY ST. ONTARIO, CA 91764 (909) 846-7881 FAX 909-844-7781
 77-564 COUNTRY CLUB DR. PALM DESERT CA 92260 (951) 360-3780 FAX 951-360-3789
 27349 JEFFERSON ST. TEMECULA, CA 92590 (909) 676-7240 FAX 909-699-1981
 (CITY BUSINESS TAX CERT. NO. 4994, EXP. 12-31-94)
 SCALE: AS SHOWN BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35'X50'X20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD. FB 735/74 EL: 1588.453
 DATE: NOVEMBER 1993

DESIGNED BY T.C.L. DRAWN BY K.Y. CHECKED BY J.D.S.
 APP'D STREET PAVEMENT SECTIONS PER S.R. 1497 ALL 3/1/94
 REVISIONS APPR./DATE
 TRAFFIC DIVISION 7/1/94
 CHIEF P.W. ENGR. 7/1/94
 DATE 7/22/94

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY *[Signature]* BY *[Signature]* DATE 7/22/94
 PRINCIPAL ENGR. DATE 7/22/94
 PARK DEPARTMENT DATE 7/22/94
 TRAFFIC DIVISION DATE 7/22/94
 CHIEF P.W. ENGR. DATE 7/22/94
 DIRECTOR OF PUBLIC WORKS DATE 7/22/94

TRACT 27721-2
 STREET IMPROVEMENT PLAN
 TITLE SHEET
 FOR: KAUFMAN & BROAD

PROJECT NO. **R-3377**
 SHEET 1 OF 7
 FILE NO.: 9212818-2



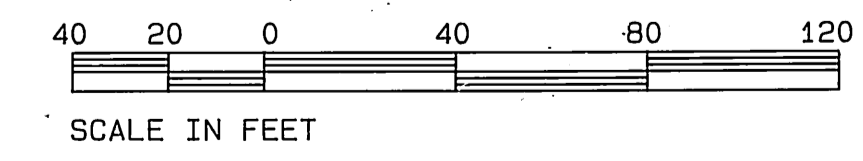
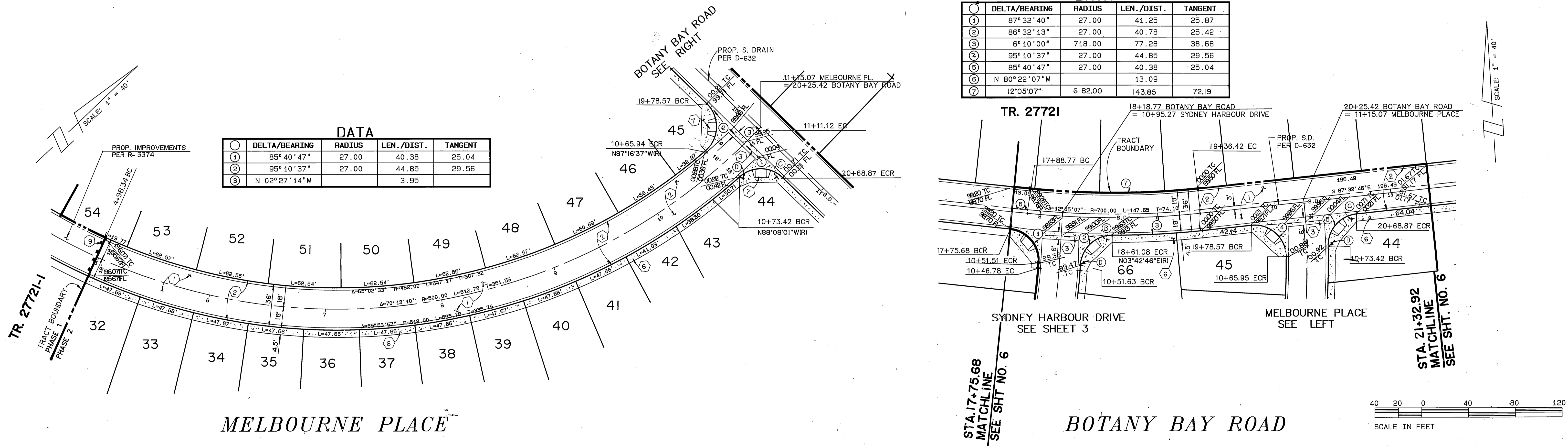
PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.

DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
87° 32' 40"	27.00	41.25	25.87
86° 32' 13"	27.00	40.78	25.42
6° 10' 00"	718.00	77.28	38.68
95° 10' 37"	27.00	44.85	29.56
85° 40' 47"	27.00	40.38	25.04
N 80° 22' 07" W		13.09	
12° 05' 07"	6 82.00	143.85	72.19

DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
85° 40' 47"	27.00	40.38	25.04
95° 10' 37"	27.00	44.85	29.56
N 02° 27' 14" W		3.95	



Underground Service Alert
 Call: TOLL FREE
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 TWO WORKING DAYS BEFORE YOU DIG.

PRIVATE ENGINEERING NOTE
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TECK C. LOH
 No. 50293
 Exp. 6/30/97
 CIVIL
 STATE OF CALIFORNIA

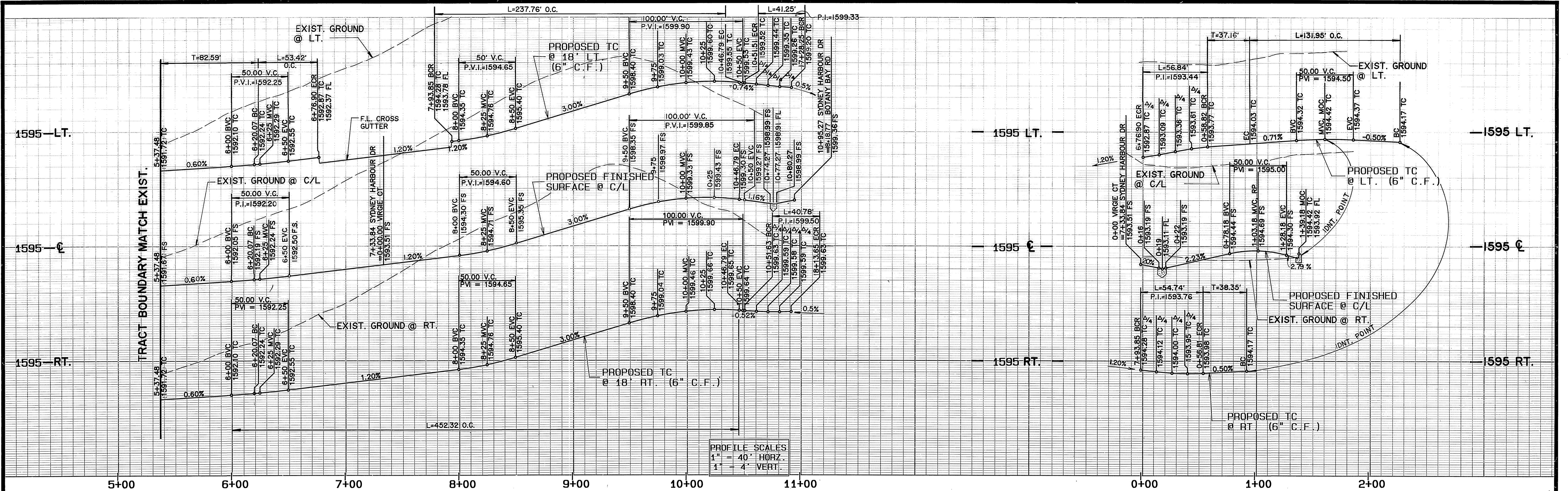
PREPARED UNDER THE DIRECTION OF:
 REGISTERED CIVIL ENGINEER No. 50293
 EXPIRATION DATE: 6/30/97 DATE: 3/31/94

J.F. DAVIDSON ASSOCIATES, INC.
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -
 3880 LEMON ST. RIVERSIDE, CA 92504 (951) 986-0844 FAX 951-986-0854
 3350 SHELBY ST. FONTANA, CA 92434 (951) 944-2881 FAX 951-944-7761
 77-684 COUNTRY CLUB DR. PALM DESERT, CA 92260 (951) 380-3780 FAX 951-380-3789
 27349 JEFFERSON ST. TEMECULA, CA 92590 (951) 676-7710 FAX 951-698-0881

SCALE: 1" = 40'
 DATE: NOVEMBER 1993
 BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWINE ROAD AND 0.3 MILE NLY OF WOOD ROAD. FB 735/74 ELEV: 1588.453

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature]
 TRAFFIC DIVISION CHIEF P.W. ENGR. DATE: 7/22/94

TRACT 27721-2
 STREET IMPROVEMENT PLAN
 MELBOURNE PLACE/BOTANY BAY ROAD
 (PRIVATE STREETS)
 FOR: KAUFMAN & BROAD
 PROJECT NO. R-3377
 SHEET 2 OF 7
 FILE NO. 9212818-2



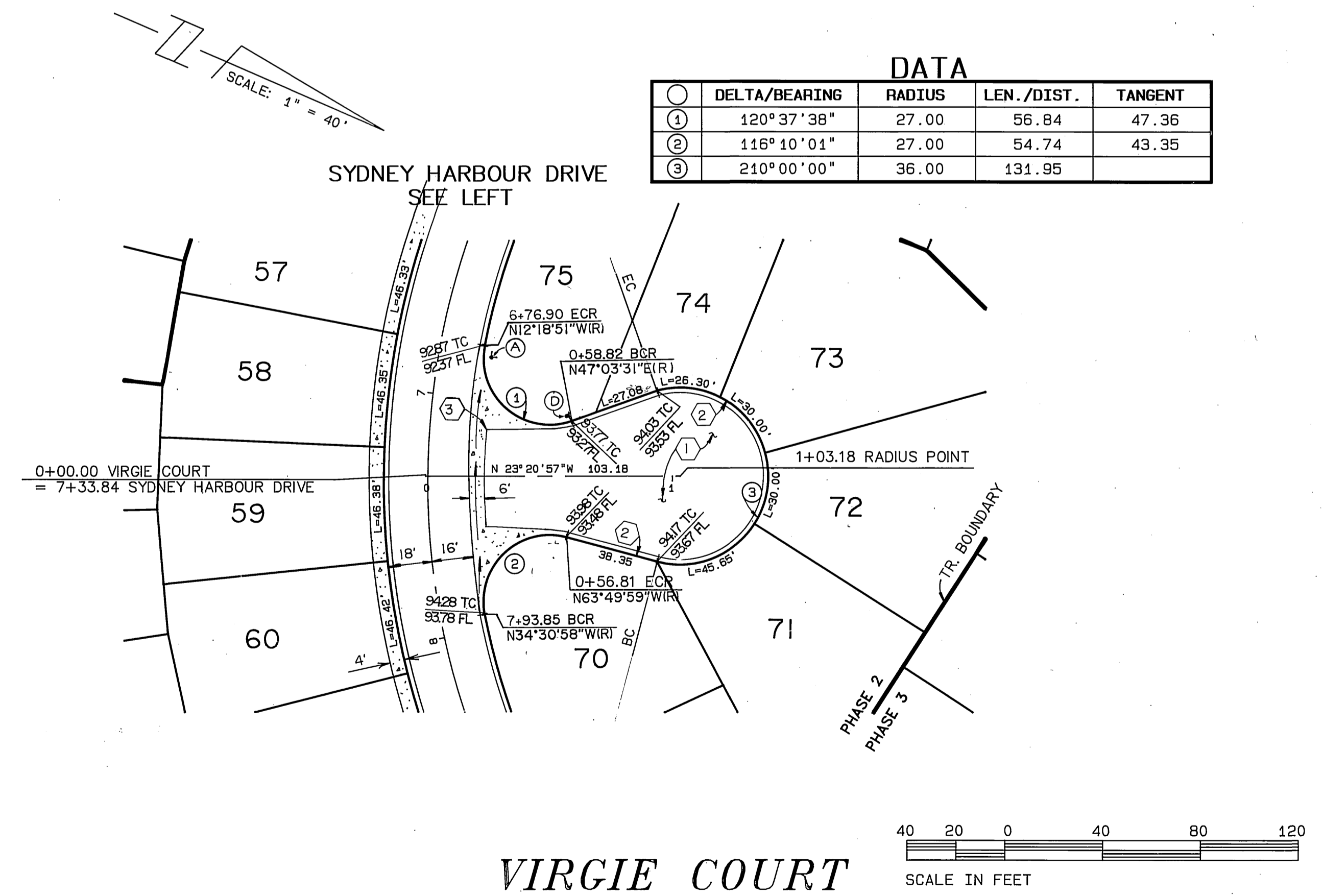
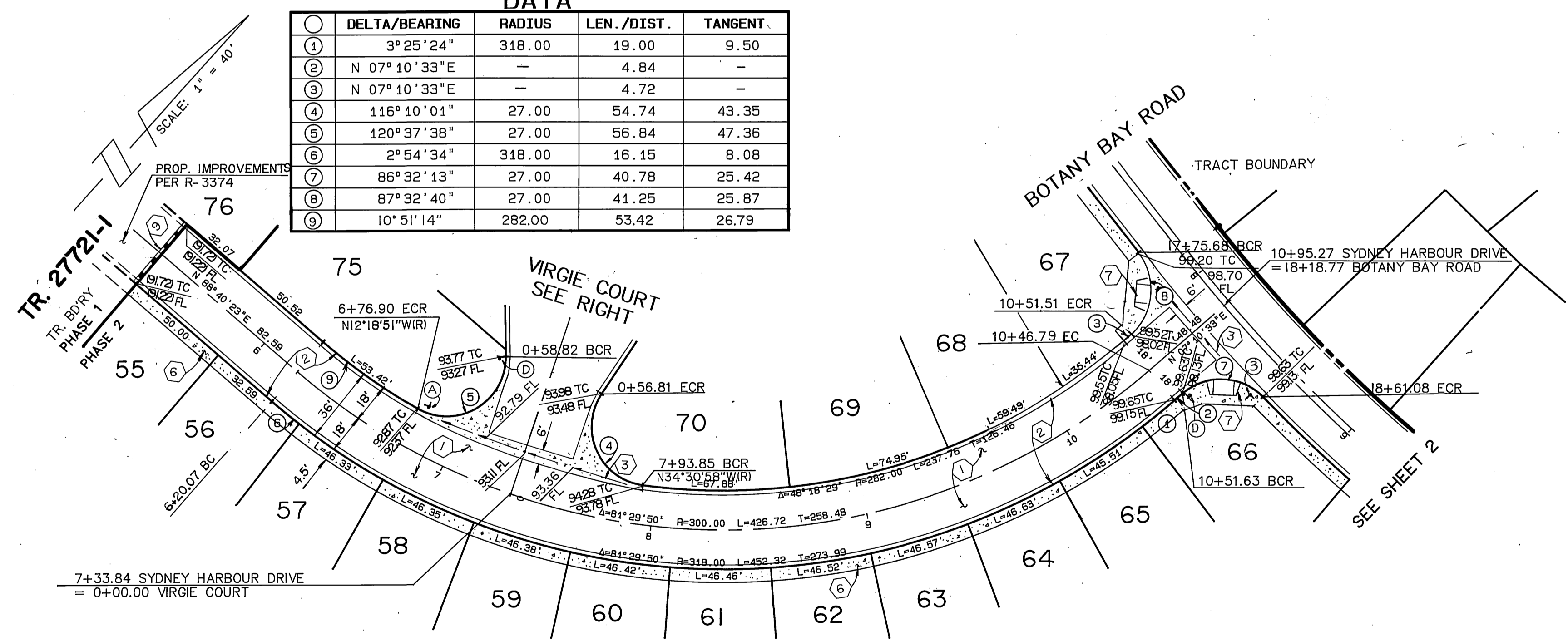
PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.

DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 3° 25' 24"	318.00	19.00	9.50
② N 07° 10' 33" E	—	4.84	—
③ N 07° 10' 33" E	—	4.72	—
④ 116° 10' 01"	27.00	54.74	43.35
⑤ 120° 37' 38"	27.00	56.84	47.36
⑥ 2° 54' 34"	318.00	16.15	8.08
⑦ 86° 32' 13"	27.00	40.78	25.42
⑧ 87° 32' 40"	27.00	41.25	25.87
⑨ 10° 51' 14"	282.00	53.42	26.79

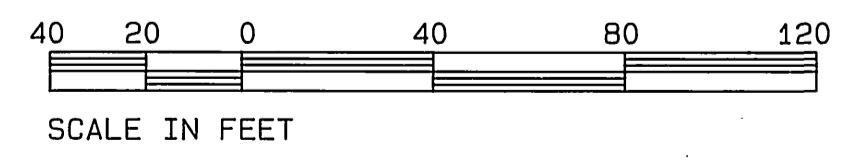
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DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 120° 37' 38"	27.00	56.84	47.36
② 116° 10' 01"	27.00	54.74	43.35
③ 210° 00' 00"	36.00	131.95	—

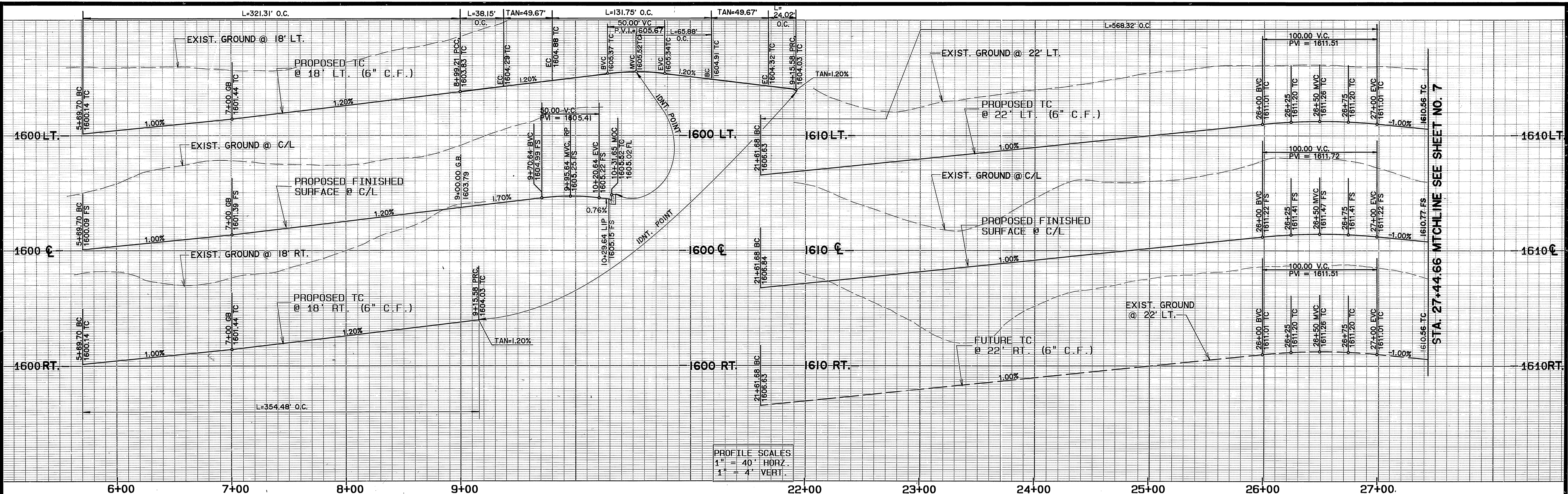


SYDNEY HARBOUR DRIVE

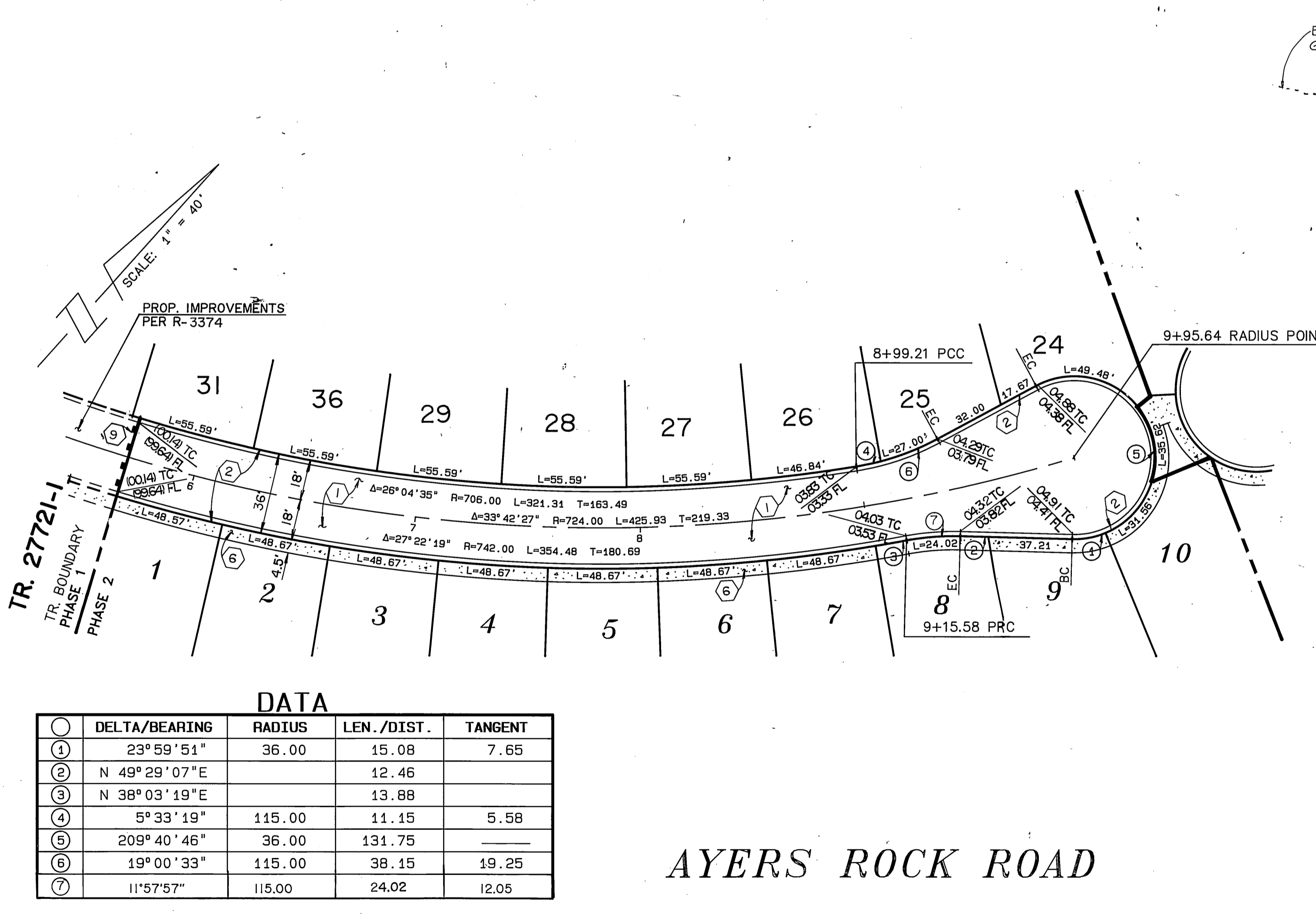
VIRGIE COURT



<p>Underground Service Alert Call: TOLL FREE 1-800-422-4133</p>	<p>PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p>TECK C. LOH No. 60298 Exp. 6/30/99 CIVIL STATE OF CALIFORNIA</p>	<p>PREPARED UNDER THE DIRECTION OF: <i>Ted Loh</i> REGISTERED CIVIL ENGINEER NO. 50293 EXPIRATION DATE 6/30/97 DATE: 3/31/99</p>	<p>J.F. DAVIDSON ASSOCIATES, INC. - CIVIL ENGINEERS - SURVEYORS - PLANNERS - 3890 LEMON ST. RIVERSIDE, CA 92504 (909) 886-0821 FAX 909-886-7854 3890 SHELBY ST. ONTARIO, CA 91764 (909) 844-2801 FAX 909-844-2781 77-564 COUNTRY CLUB DR. PALM DESERT, CA 92260 (619) 360-3780 FAX 619-360-3789 27349 JEFFERSON ST. TUCULULA, IA 50887 (800) 676-7740 FAX 508-698-1981</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p>	<p>TRACT 27721-2 STREET IMPROVEMENT PLAN SYDNEY HARBOUR DRIVE/VIRGIE COURT (PRIVATE STREETS) FOR: KAUFMANN & BROAD</p>	<p>PROJECT NO. R-3377 SHEET 3 OF 7 FILE NO. 9212818-2</p>
			<p>APPROVED BY: _____ DATE: _____</p>	<p>APPROVED BY: _____ DATE: 7/22/94</p>	<p>APPROVED BY: _____ DATE: _____</p>	<p>APPROVED BY: _____ DATE: _____</p>	<p>APPROVED BY: _____ DATE: _____</p>

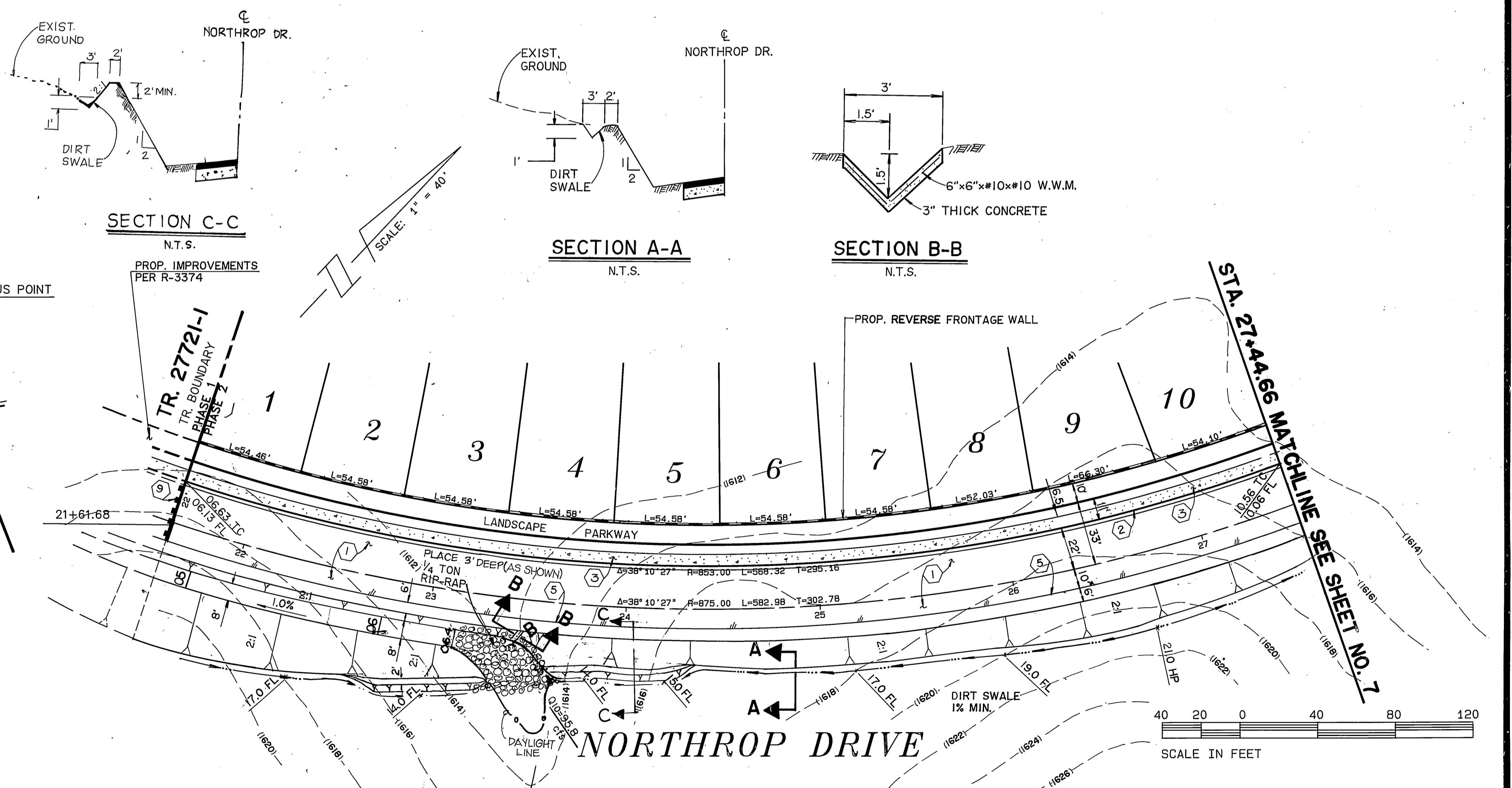


PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.



DATA

Δ/BEARING	RADIUS	LEN./DIST.	TANGENT
① 23° 59' 51"	36.00	15.08	7.65
② N 49° 29' 07"E		12.46	
③ N 38° 03' 19"E		13.88	
④ 5° 33' 19"	115.00	11.15	5.58
⑤ 209° 40' 46"	36.00	131.75	
⑥ 19° 00' 33"	115.00	38.15	19.25
⑦ 11° 57' 57"	115.00	24.02	12.05



Underground Service Alert
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PRIVATE ENGINEERING NOTE
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TECK C. LOH
 No. 50293
 Exp. 6/30/21
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE 6/30/21 DATE: 3/21/24
 APPROVED BY:

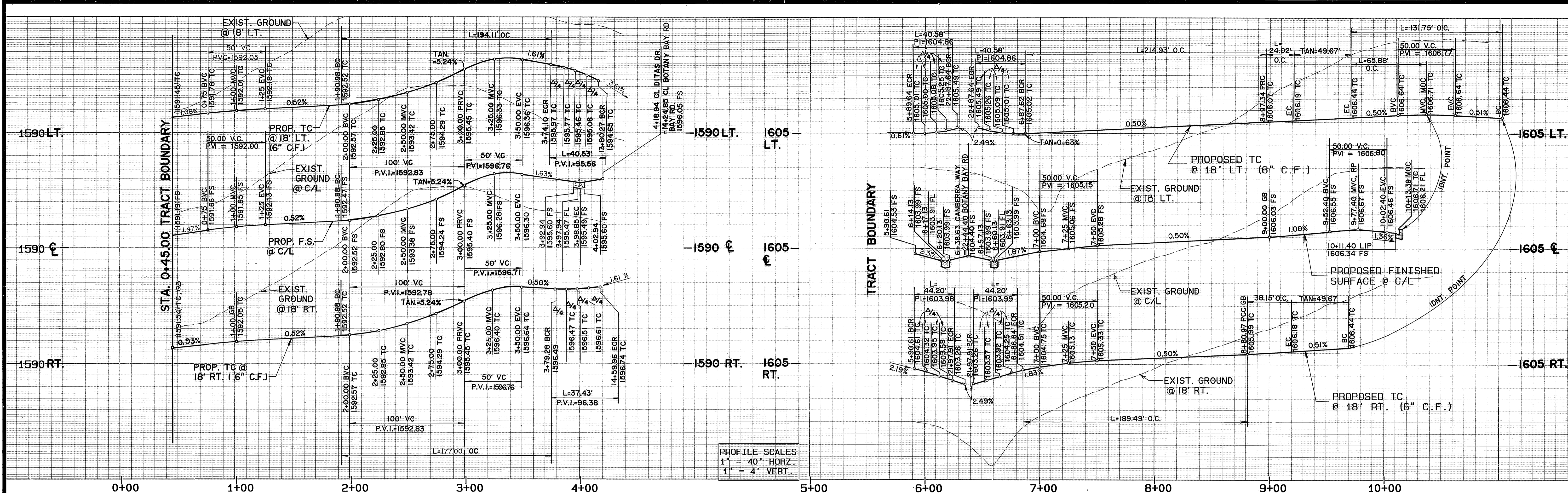
SCALE 1" = 40'
 DATE NOVEMBER 1993

J.F. DAVIDSON ASSOCIATES, INC.
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -
 3899 LEGION ST. 3599 SHELBY ST. 77-564 COUNTRY CLUB DR. 27349 JEFFERSON ST.
 OLYMPIA, WA 98512 ONTARIO, CA 91764 PALM BEACH, FL 33480 TOMBALL, TX 77452
 (800) 686-2844 (909) 944-2899 (813) 360-3796 (813) 360-3796 (281) 676-7710
 FAX 360-686-2844 FAX 909-944-2765 FAX 813-360-3789 FAX 800-686-2844

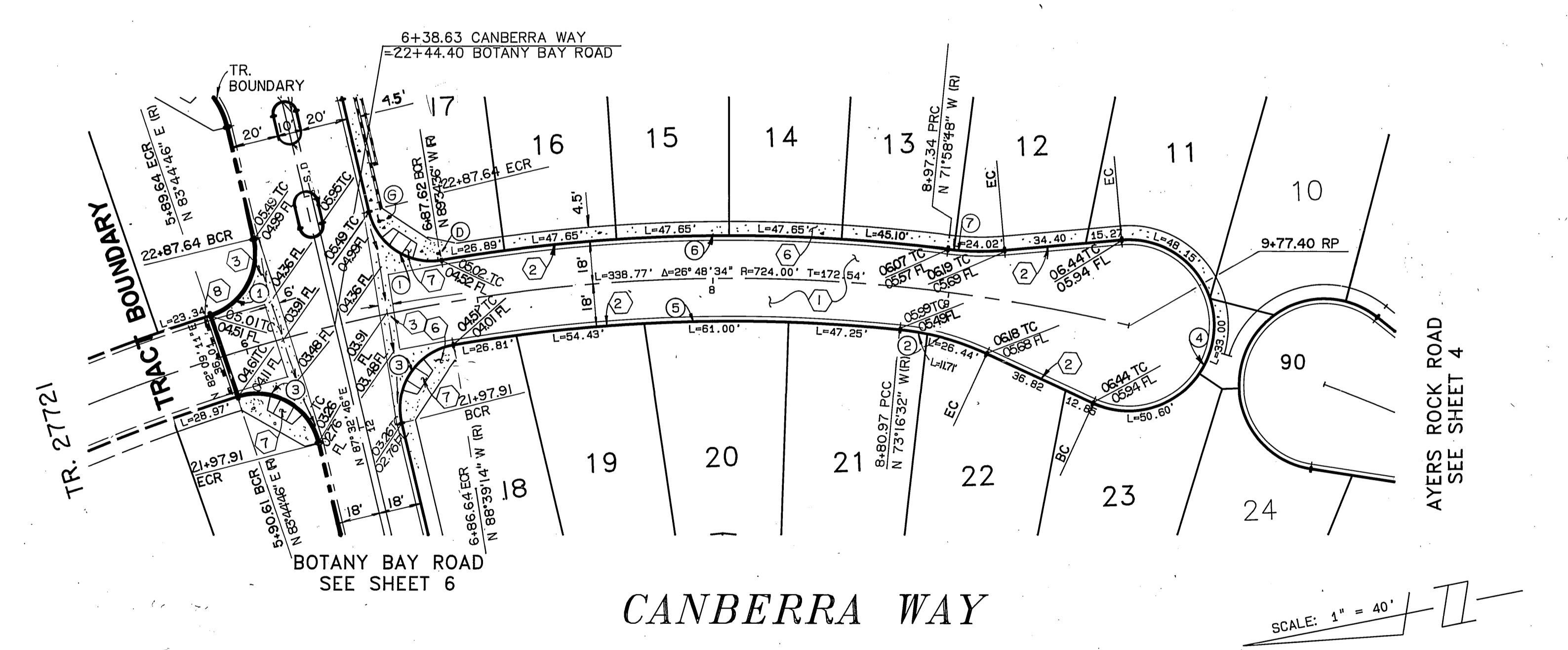
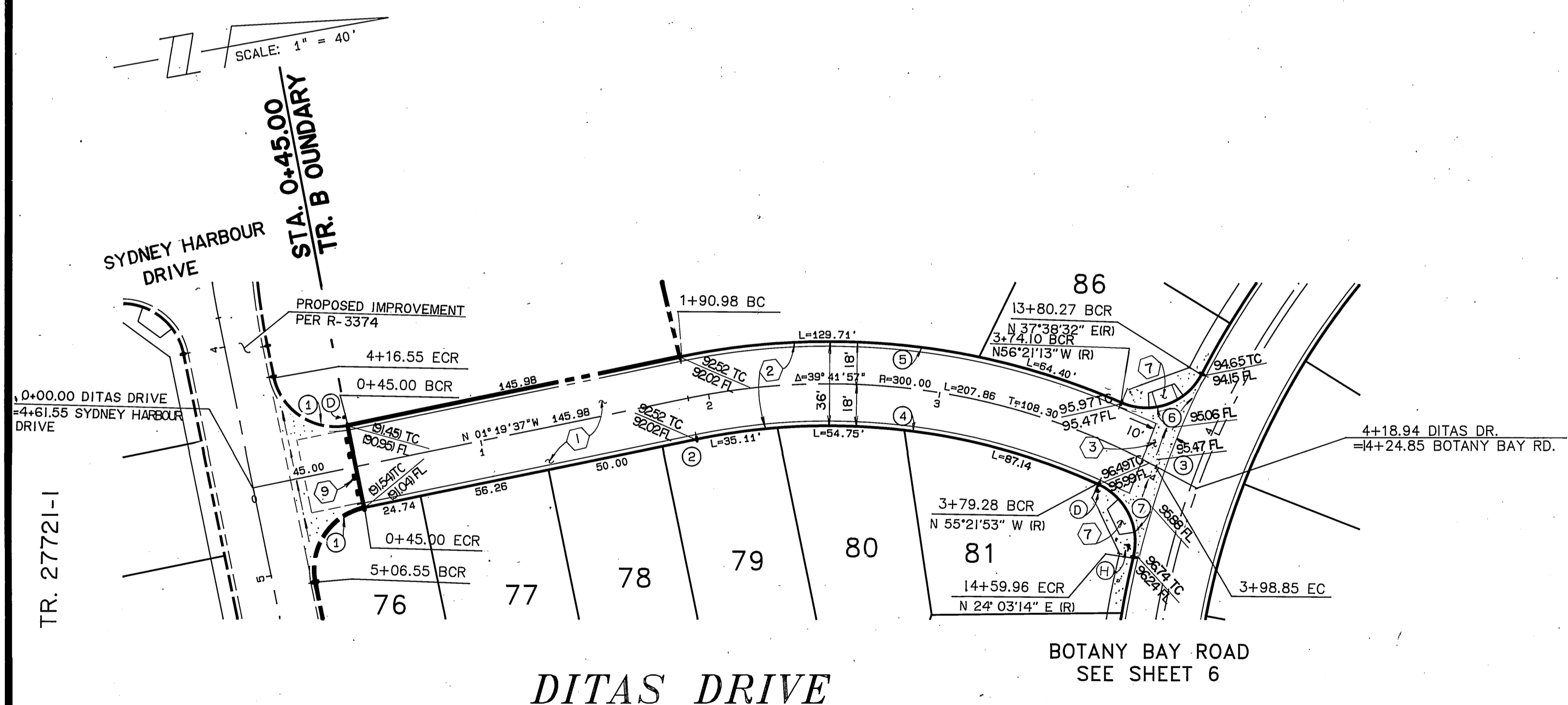
MARK REVISIONS APPR. DATE
 DESIGNED BY: TOL DRAWN BY: DLF/KPY CHECKED BY: TOL

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature] DATE: 7/22/94
 TRAFFIC DIVISION
 CHIEF P.W. ENGR. DATE: 7/22/94
 PLANNING DATE: 7/22/94

TRACT 27721-2
 STREET IMPROVEMENT PLAN
 AYERS ROCK ROAD/NORTHROP DRIVE
 (PRIVATE STREET)
 FOR: KAUFMAN & BROAD
 PROJECT NO. R-3377
 SHEET 4 OF 7
 FILE NO. 9212818-2



PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.



DATA

Δ	DELTA/BEARING	RADIUS	LEN. /DIST.	TANGENT
1	90° 00' 00"	27.00	42.41	27.00
2	N 01° 19' 37" W	14.98	14.98	25.18
3	N 38° 22' 20" E	20.09	20.09	22.42
4	35° 57' 44"	282.00	177.00	91.52

DATA

Δ	DELTA/BEARING	RADIUS	LEN. /DIST.	TANGENT
5	34° 58' 24"	318.00	194.11	100.18
6	86° 00' 15"	27.00	40.53	25.18
7	79° 25' 07"	27.00	37.43	22.42



DATA

Δ	DELTA/BEARING	RADIUS	LEN. /DIST.	TANGENT
1	86° 07' 22"	27.00	40.58	25.23
2	J9° 00' 26"	115.00	38.15	19.25
3	93° 48' 00"	27.00	44.20	28.85
4	209° 40' 46"	36.00	131.75	—

DATA

Δ	DELTA/BEARING	RADIUS	LEN. /DIST.	TANGENT
5	15° 22' 42"	706.00	189.49	95.32
6	16° 35' 48"	742.00	214.93	108.22
7	11° 57' 57"	115.00	24.02	12.05

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TECK C. LOH
 No. 50293
 Exp. 6/21/97
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6/30/97 DATE: 3/31/94
 APPROVED BY:

J.F. DAVIDSON ASSOCIATES, INC.
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -
 3880 LEON ST. RIVERSIDE, CA 92504
 951-518-0844 FAX 951-518-0844
 77-284 COUNTRY CLUB DR. THERESA, CA 92580
 951-262-3780 FAX 951-262-3789

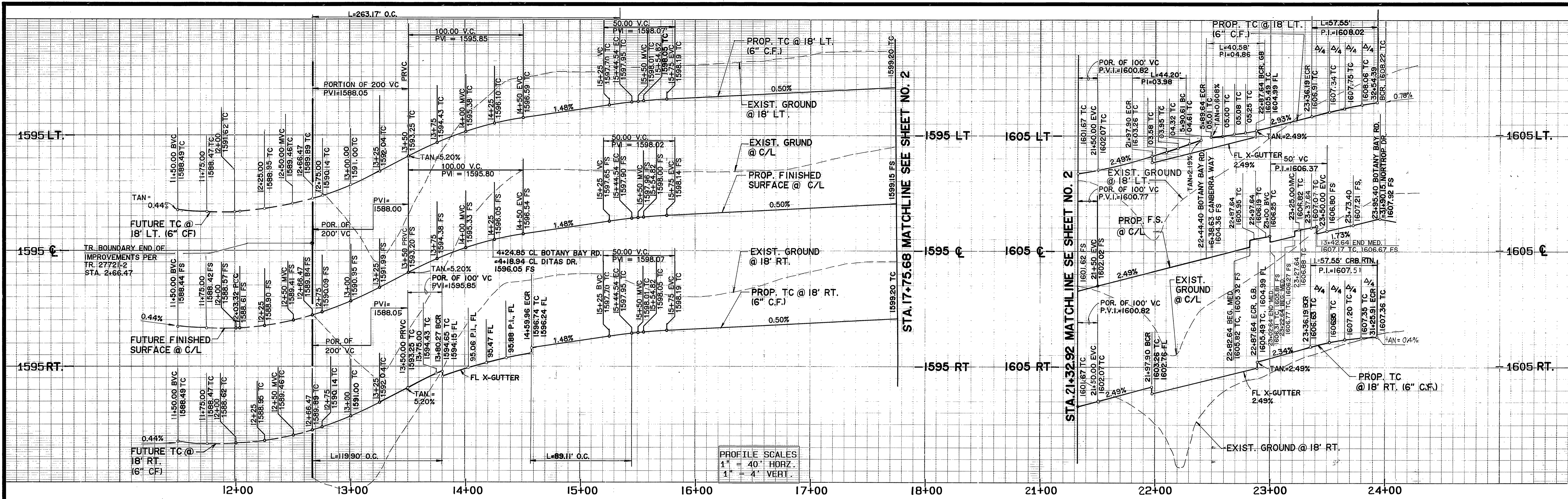
SCALE: 1" = 40'
 BENCH MARK: P.K. NAL AND TAG ON TOP OF 35' X 50' X 20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOOD ROAD. FB 735/74 ELEV: 1588.453
 DATE: NOVEMBER 1993

DESIGNED BY: JCL DRAWN BY: DLF CHECKED BY: JDS

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature]
 DATE: 7/22/94

TRACT 27721-2
 STREET IMPROVEMENT PLAN
 DITAS DRIVE/CANBERRA WAY
 (PRIVATE STREETS)
 FOR: KAUFMANN & BROAD

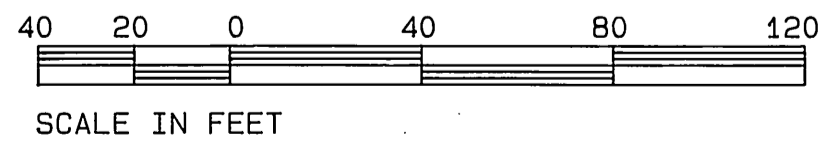
PROJECT NO. **R-3377**
 SHEET **5** OF **7**
 FILE NO. 9212818



PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.

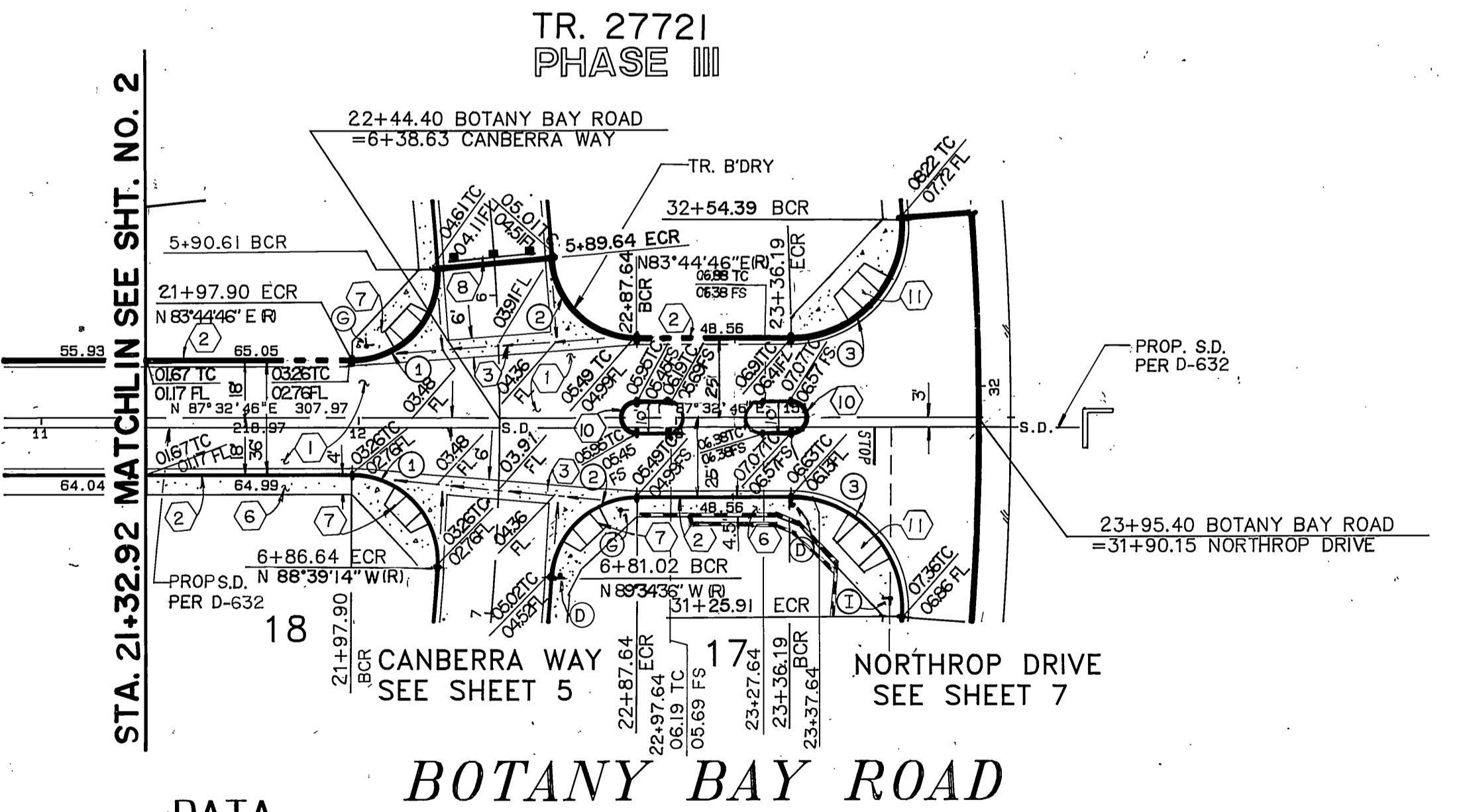
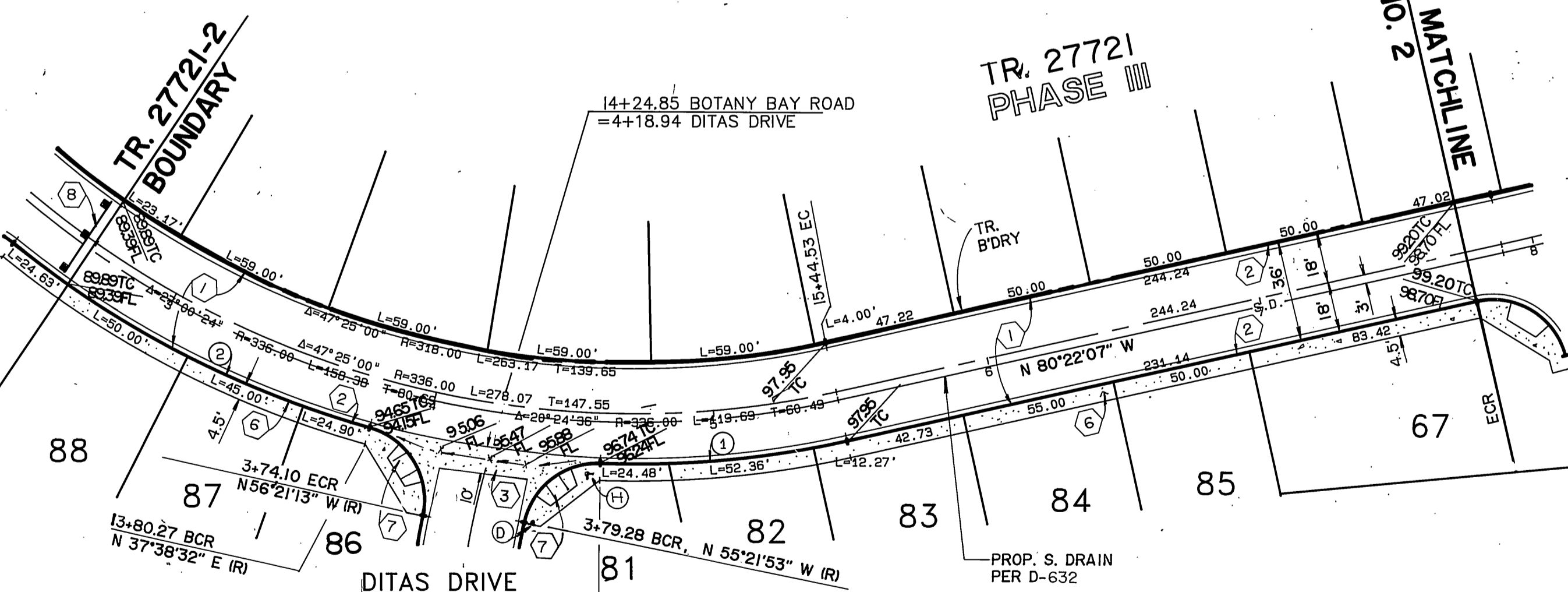
DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 14° 25' 21"	354.00	89.11	44.79
② 19° 24' 21"	354.00	119.90	60.53

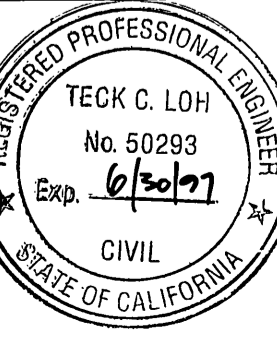


DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 93° 48' 00"	27.00	44.20	28.85
② 86° 07' 22"	27.00	40.58	25.23
③ 94° 12' 23"	35.00	57.55	37.67



PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DESIGN, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE 6/30/97 DATE: 3/31/98

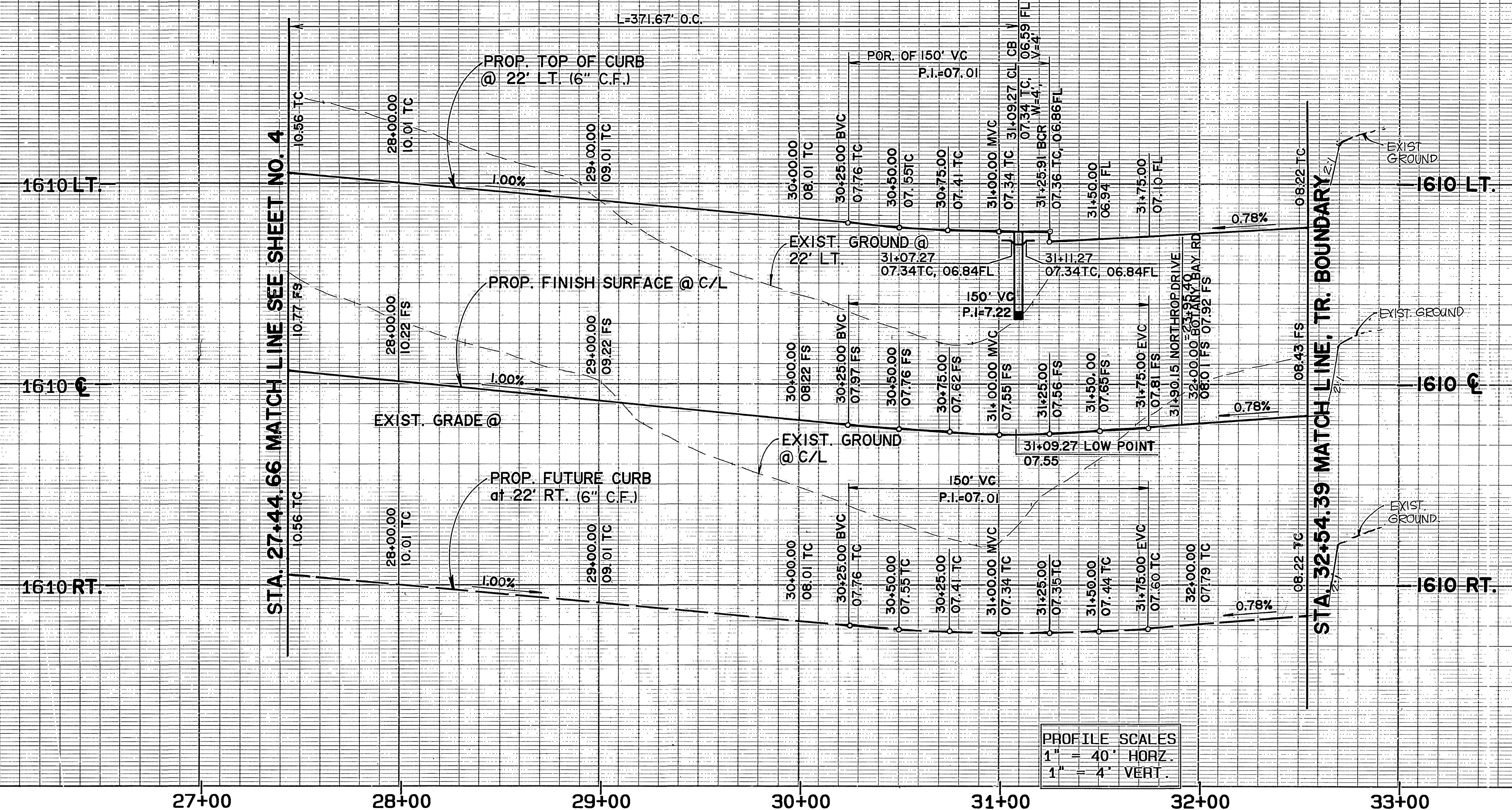
J.F. DAVIDSON ASSOCIATES, INC.
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -
 3880 LEXON ST. ONTARIO, CA 91764
 77-964 COUNTRY CLUB DR. PALM DESERT, CA 92260
 27349 JEFFERSON ST. TEMECULA, CA 92590
 (909) 888-8844 (909) 944-2881 (909) 393-3789 (909) 676-7710
 FAX 909-888-9884 FAX 909-944-7781 FAX 909-393-3789 FAX 909-698-1981

SCALE 1" = 40'
 DATE NOVEMBER 1993
 BENCH MARK: P.K. NAIL AND TAG ON TOP OF 35' X 50' X 20' HIGH GRANITE BOULDER, 100' WLY OF TRAUTWEIN ROAD AND 0.3 MILE NLY OF WOODY ROAD. FB 735/74. ELEV. 1588.453

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: [Signature]
 TRAFFIC DIVISION
 CHIEF P.W. ENGR. [Signature]
 DATE 7/22/98

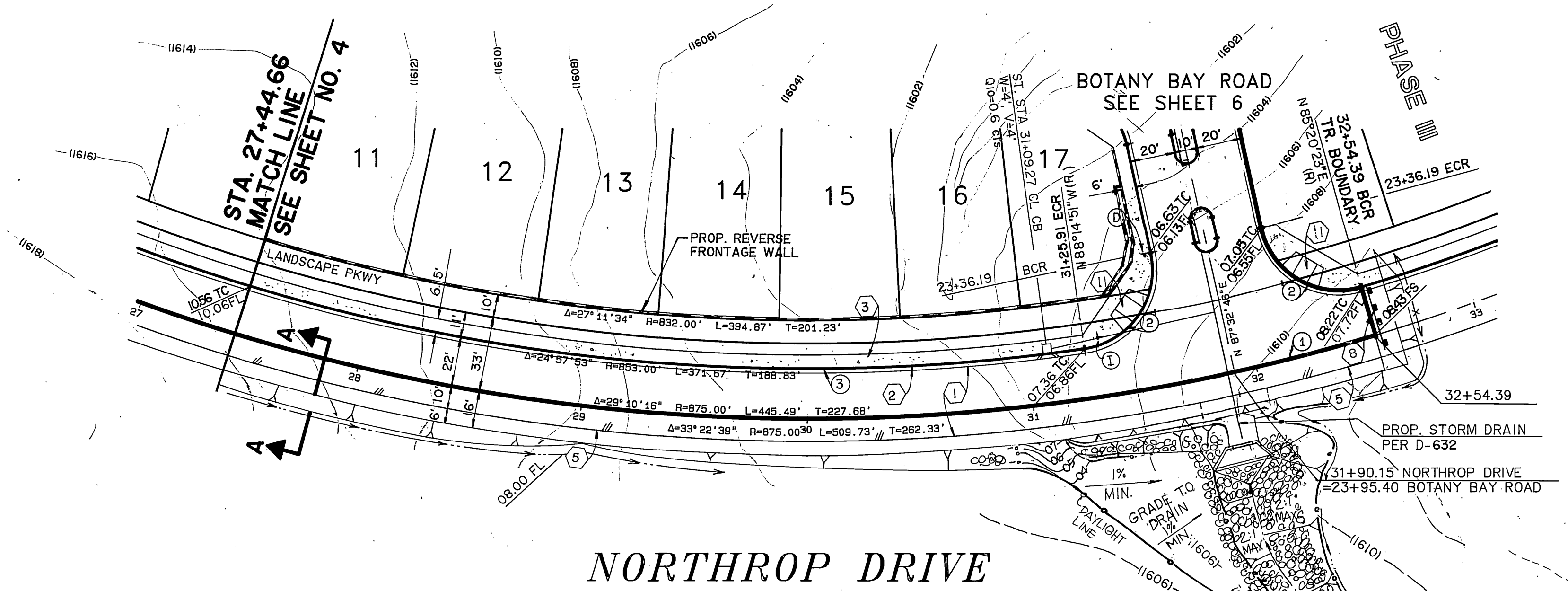
TRACT 27721-2
 STREET IMPROVEMENT PLAN
 BOTANY BAY ROAD
 (PRIVATE STREET)
 FOR: KAUFMANN & BROAD

PROJECT NO. **R-3377**
 SHEET **6** OF **7**
 FILE NO. 9212818



PROFILE SCALES
 1" = 40' HORIZ.
 1" = 4' VERT.

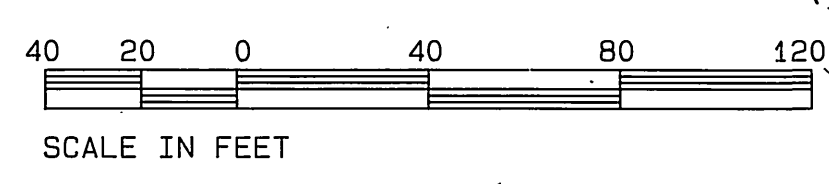
SCALE: 1" = 40'



NORTHROP DRIVE

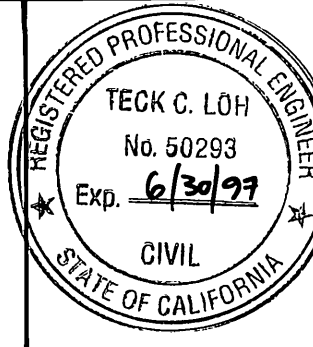
DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
① 4° 12' 23"	875.00	64.24	32.13
② 94° 12' 23"	35.00	57.55	37.67
③ 24° 57' 53"	853.00	371.67	188.83



Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
Teck C. Lo
 REGISTERED CIVIL ENGINEER NO. 50293
 EXPIRATION DATE: 6/30/97 DATE: 3/31/94

J.F. DAVIDSON ASSOCIATES, INC.
 - CIVIL ENGINEERS - SURVEYORS - PLANNERS -
 3880 LEXIN ST. RIVERSIDE, CA 92504 (951) 944-3383 FAX 951-988-0854
 3350 SHELBY ST. DARTMOUTH, CA 92704 (951) 944-3383 FAX 951-988-0854
 77-884 COUNTRY CLUB DR. PALM DESERT, CA 92260 (951) 390-3780 FAX 951-390-3780
 87349 JEFFERSON ST. TEMECULA, CA 92590 (951) 876-7740 FAX 951-898-1881

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DATE: NOVEMBER 1993

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: JCL DRAWN BY: DLF CHECKED BY: JDS

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 7/22/94
 PRINCIPAL ENGINEER: [Signature] DATE: 7/22/94
 PARK DEPARTMENT: [Signature] DATE: 7/22/94
 TRAFFIC DIVISION: [Signature] DATE: 7/22/94
 CHIEF P.W. ENGR.: [Signature] DATE: 7/22/94
 PLANNING: [Signature] DATE: 7/22/94

TRACT 27721-2
 STREET IMPROVEMENT PLAN
 NORTHROP DRIVE
 FOR: KAUFMANN & BROAD

PROJECT NO. **R-3377**
 SHEET **7** OF **7**
 FILE NO. 9212818